

Development Services Department NEWSLETTER - Volume 1, Issue 2

"Development Services...guiding today, shaping tomorrow."

**Administration • Planning • GIS
Codes • Community Development • MTPO**

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Website Revamp.... Live!!

The City's Web Design Committee, staff from IT and Community Relations, has been working diligently for several months to develop the new www.johnsoncitytn.org. We are excited to announce that this website is live! Not only is the Development Services Department homepage new and improved, but the overall city website will allow everyone: citizens, vendors, businesses, students, visitors, and potential residents access to information in several different ways.

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The navigation tool bar (red ribbon) will be displayed on every page, from the City's home page to each department/division home page, to act as a helpful resource to guide you in the right direction in a more efficient manner. Development Services information can be obtained multiple ways by just the tool bar alone. The site is fully functional on mobile devices as well.

"This new website serves as a 24-hour City Hall. Our world is dependent on technology, and we knew we had to completely redesign the site so it could truly be the key component in our communications strategy." Becky Hilbert, Community Relations Director. -News Release 9/4/12



Planning

Planning

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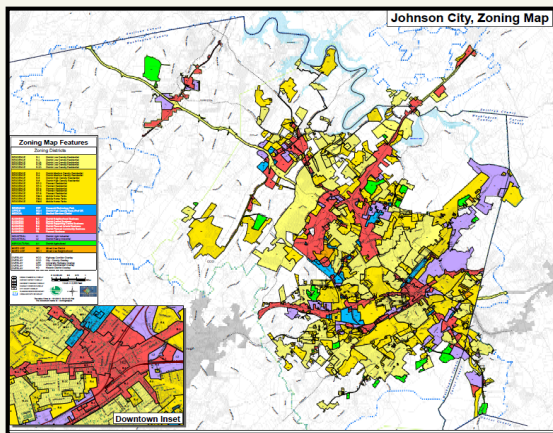
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SUBDIVISIONS FY 2012		
MONTH	# OF MINOR/MAJOR SUBDIVISIONS	# OF LOTS
JULY	13	26
AUGUST	9	9
SEPTEMBER	11	52
OCTOBER	2	2
NOVEMBER	7	7
DECEMBER	4	3
JANUARY	6	70
FEBRUARY	1	1
MARCH	3	3
APRIL	4	3
May	10	9
JUNE	5	5
FYD	75	190

COMMISSION SPOTLIGHT

Members of the Johnson City Regional Planning Commission

Jim Woods, Chairman
 Kevin Cole, Vice-Chairman
 Greg Cox, Secretary
 John Hunter, Asst. Secretary
 Brenda Clarke
 Thomas M. Hord
 Dan Rutledge
 Clayton Stout
 Robert Thomas
 Joe Wise



[Map - Johnson City Zoning Map.pdf](#)

Planning Division - Board and Commissions

Request Approved - FY 2012	Total
Rezoning's - <i>Planning Commission/ City Commission approval</i>	5
Annexations - <i>Planning Commission/ City Commission approval</i>	9
Amendments to Zoning Code - <i>Planning Commission/ City Commission approval</i>	3
Abandonments - <i>Planning Commission/ City Commission approval</i>	2
Variance - <i>Board of Zoning Appeals</i>	5
Special Exception - <i>Board of Zoning Appeals</i>	11
Certificate of Appropriateness - <i>Historic Zoning Commission</i>	6

GIS

GIS

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GISBrochure2012.pdf

“The application of GIS is limited only by the imagination of those who use it.”
- Jack Dangermond

Codes

Codes

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Promotion & New Hire



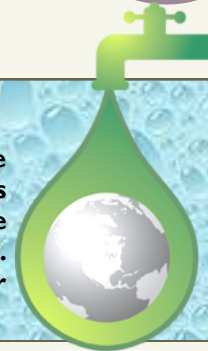
Jon Robbins was promoted to a Trades Inspector March 2012. Jon began August 2011 as a Codes Enforcement Officer. Jon, originally from Kentucky, moved to the area when he was seven. After graduating from Appalachian State, moved to Charlotte, N.C. for two years and relocated back to the area in 2010.

Kim Woodhams was hired as a Codes Enforcement Officer in May 2012. Kim was born and raised in the tri-cities. After high school graduation; she served four years in the Army in Germany, lived in Colorado for eight years, and is "glad to be home"!



WATER & SEWER TAPS

Effective July 1, 2012, taps for Water and Sewer can also be purchased in the Codes Division of the Development Services Department. Since then, our staff has issued twenty-three (23) taps to developers for single and multi-family housing. The Codes Division is located on the first floor, at the rear entrance, of the Municipal and Safety Building.



BUILDING REPORT - FY 12

Month	TOTAL PERMITS	NEW SINGLE	NEW MULTI -FAMILY UNITS	NEW COMMERCIAL
July	254	9	3	3
August	369	7	10	2
September	285	7	3	6
October	255	5	0	2
November	296	6	35	4
December	207	3	0	6
January	224	7	100	3
February	241	2	0	2
March	299	11	0	3
April	321	13	0	2
May	300	5	0	0
June	350	13	0	3
FYD	3401	88	151	36

Community Development

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Community Development

The Affordable Housing Landscape– Fiscal Year 2012 (July 1, 2011 - June 30, 2012)

Households Assisted into Homeownership	14
Homeowners Assisted with Rehabilitation:	
• Emergency (under \$10,000)	16
• Substantial (\$10,000 – 25,000)	8
Homeowners Assisted with Reconstruction of Homes	3
Single-family Homes Constructed	7
Multi-family Units Constructed	6
Infrastructure Construction Started on the Village at King Springs Subdivision:	
• Single-family units	17
• Senior multi-family units	24



CITY TO BENEFIT FROM STATE HOUSING TRUST FUND GRANT

Development Agency based here in Johnson City. The \$500,000 grant from THDA will support Eastern Eight's development of twenty to twenty-four units of rental housing on a site which is located on John Exum Parkway. The apartments will be Victorian style Townhouse units that will each have two bedrooms and serve low and moderate income households in the community.

The City was a supporting partner of the development application and will work

with Eastern 8 CDC as they acquire the property and begin to develop the new rental housing at this location. Construction on this development is anticipated to begin later this fall.



The City's Community Development Division recently received word from the Tennessee Housing Development Agency, in Nashville, that an affordable housing development has been approved under the States Affordable Housing Trust Fund Grant Program. The project is to be developed, in Johnson City, through Eastern Eight Community

CITY'S COMMUNITY DEVELOPMENT DIVISION HOLDS CARNEGIE NEIGHBORHOOD MEETING

to bring together residents and property owners in the Carnegie Neighborhood to help re-establish a neighborhood organization and to begin identifying priority issues to improve the quality of life for those who live in this neighborhood. About 30 residents attended the meeting and discussed issues that were important to them. Several members of the City staff were present at the meeting. The residents that attended the meeting agreed to begin the process of re-forming a neighborhood organization and agreed to meet again in the next coming months to discuss their organizational structure, elect officers, and prioritize the issues that came up at the July 31st meeting.

The City's Community Development Division held a re-organizational meeting for residents in the Carnegie Neighborhood on July 31st at Thankful Baptist Church. The meeting was held

Metropolitan Transportation Planning Organization (MTPO)

MTPO

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Update on the Master Plan for the Rail to Trail Project



One of the big components of the Master Plan is dedicated to public outreach and input. MTPO staff officially started their public outreach /public input process for the plan at the Johnson City Blue Plum Festival on June 1st and 2nd, and followed this up with the Historic Covered Bridge Festival in Elizabethton on June 7th, 8th, and 9th. There were at least 150 to 200 people to visit the tent during both events. Most of the comments concerned the timeline, estimated date of completion, what will the surface be like, would the plan address safety issues, etc. Glenn Berry's favorite comment: "Can we have the rail road ties?"

If you are interested in the rail ties please contact the rail salvage operator directly. They can be reached at 1-815-992-3191 for pricing and pickup location. <http://www.jcrailtrail.org>.

The festivals gave an opportunity to listen directly to people's comments in a positive atmosphere, answer their questions, and provide them with an update on the project. During the five days of both events, there was not one comment against the project. In several cases, people were actually thanking Johnson City for undertaking this project. There were also several questions regarding Elizabethton and if they were involved. This opened the door to explain about the Johnson City MTPO's regional composition. At the Historic Covered Bridge Celebration, Elizabethton Planning Director, Jon Hartman was at the information tent as well. People were very pleased to see the cooperation between the two cities and see Elizabethton actively involved in the process. Tom Anderson, President of Carter County Tomorrow was also working the event and pointed people to the information tent. This was especially helpful since people could see Elizabethton, Carter County, and Johnson City working together.



Pictured: Britt Stork and Lindsay Smart, consultants from Alta/Greenways and citizens

Now that these two events are over, MTPO's next step is to follow-up with the City of Johnson City's public meeting last year concerning the trail. This public meeting was conducted before the consultant for the Master Plan was hired and the MTPO was involved. In conjunction with the consultant, the MTPO mailed out letters to the original distribution list of property owners along the corridor. This follow up letter has two purposes: 1) to inform people about the rail to trail project; and 2) to request they complete a questionnaire /survey identifying concerns they may have about the project in writing. This information will be compiled and analyzed by the consultant. Once this is complete, MTPO staff will document any issues and concerns. This will allow them the ability to address those concerns in an appropriate manner. This may include meeting one on one with certain property owners or having small neighborhood meetings on specific issues such as safety. This will somewhat depend on the responses received.

~ from Glenn Berry

I would like to personally thank the Washington County EMA staff, Mr. Nes Levotch and Chad Bruckman for providing the tent, chairs, and tables for the public outreach events. I would like to add a very special thank you to Tom Anderson, President of Carter County Tomorrow and Stephanie McKinney, Carter County Chamber of Commerce for their assistance. They were great to work with at the Historic Covered Bridge Festival.

www.jcmpto.org

DEVELOPMENT SERVICES

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BBC – Board of Building Codes, 1st Tuesday @ 4 p.m., only as needed

BDSR – Board of Dwelling Standards, 4th Thursday @ 7 p.m., no meetings in Nov. and Dec.

BZA – Board of Zoning Appeals, 2nd Tuesday @ 9 a.m.

HZC – Historic Zoning Commission, 4th Tuesday @ 5:30 p.m.

H/CD – Housing & Community Development Citizens Advisory Board, 4th Thursday @ 12 p.m., no meetings in June or Dec.

JCNPSC – Johnson City Neighborhood Partnerships Steering Committee, 4th Tuesday @ 11:30 a.m.

JCRPC – Johnson City Regional Planning Commission, 2nd Tuesday @ 6 p.m.

Open House - Development Services Department, (tent.) Dec. 7th @ time to be announced



The *Development Services Newsletter* is a quarterly publication designed by the department.
Editor: Dustin V. King Daniels

Announcements and Upcoming Events



- The Survey for the 2040 Long Range Transportation Plan has ended. MTPO staff would like to thank everyone who participated in this process. Please visit their website for future updates: www.jcmpto.org.

- Upcoming 2012 Building Codes** - The Codes Division is currently reviewing the 2012 International Building Code for adoption in 2013. We will be wanting feedback and comments from the development and building community on these updates. If you are interested in serving on the 2012 Codes Review Committee, please contact Dave Jenny, Chief Building Official by Friday, December 14th at: djenny@johnsoncitytn.org.



- Tree Streets Historic Conservation Design Guidelines** have been amended. The complete guidelines can be found at: <http://www.johnsoncitytn.org/uploads/files/devservices/planning/hzc/Tree%20Streets%20Amended%202011.pdf>
- Development Services Department Open House** - tentatively scheduled for December 7th in the Administration Conference Room. More info to come in Issue 3.
- Congratulations!!** - to Jessica Harmon (Coomer), Planner of the Planning Division. Mr. and Mrs. Robert Harmon were married May 19, 2012.
- Happy Retirement!!!** - to Herman Marcum, Trades Inspector III, Codes Division.



 Sign up for our newsletter

...or tell us what you think! Comments, Concerns, Questions....

Send to: dkingdaniels@johnsoncitytn.org

Check out our new web page!
www.johnsoncitytn.org